



LAND USE CONSULTANTS
Design · Planning ·
Management
3605 Colby Ave – Everett, WA 98201

January 30, 2024

City of Marysville
Community Development
80 Columbia Avenue
Marysville, WA 98270

RE: 2nd Review Responses
Hidden Valley SP (SP23003)

Planning Comments – Kathryn Bird:

1. Amend the street configuration per memo from Kacey Simon, attached. *Alignment adjusted accordingly after careful coordination with Ken McIntyre.*
2. On Sheet 1 of the Civil Plans, Sheet L1, and the Preliminary Site Plan, adjust the building setback lines on Lots 1 and 3 to not encroach into the drainage easement. *Revised.*
3. Minimum lot width for PRDs is 30-feet. There appears to be enough land area to create a centrally located open space tract while maintaining the thru-street connection similar that proposed with the first submittal. *After meetings with staff, the road is acceptable to remain as is.*
4. As per item 2 on Planning’s comment letter dated 27 July 2023, provide future plan submittals as clean, flattened copies, and not scans. The preliminary site plan is a scan. *Done.*
5. Your response letter states that RDIs are no longer proposed. However, the preliminary site plan still shows a calculation for 1 bonus unit. *My apologies, after back and forth with the client and density review RDIs are in fact proposed.*
6. Amend Sheet L1 to show individual driveway, per item 4 on the comment letter dated 27 July 2023, *Done.*
7. Amend Sheet L1 to show the location, height and materials for all fences and walls. *Done.*
8. Please address comments from *all* reviewers, including the memo from the Fire District, below. *Done.*

Fire Comments – Brian Merkley:

1. Homes three stories or more will require fire sprinklers and shall be shown on civil plans. *Noted.*
2. Turnaround must have posted signage stating: “NO PARKING - FIRE LANE” and shown on civil plans for approval. *Noted.*
3. The project shall comply with current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code, city design standards, and applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes. *Noted.*
4. The fire code permits required for fire sprinkler installations (IFC section 105.7) are obtained through Marysville Community Development at 501 Delta Avenue. *Noted.*
5. Fire marshal approval of fire access and fire hydrant/water supply systems is required as part of the civil construction plan review and approval process. Access and fire hydrant locations appear adequate. *Thank you.*
6. It is the developer’s responsibility to see that adequate water for fire protection is attainable. The minimum required fire flow is determined using IFC Appendix B, and depends upon building sizes, construction types, and sprinkler systems. Proof of fire flow will be required. Documentation/certification of available water supplies for providing the required fire flows is required for final approval of the water system for this project and prior to building construction. Check with the city Public Works Dept. for water system information. *Noted.*
7. The minimum required fire flow for hydrants protecting SFR dwellings is 1,000 gpm (with 20- psi minimum residual pressure) for dwellings not exceeding 3,600 square feet in size. *Noted.*
8. Fire hydrants shall be provided in approved locations. Fire hydrants on an approved water main extension are required within the site for this development. Provide water main extensions with hydrants along the new roadways and at all road intersections in approved locations, with maximum spacing of 600 feet apart. Fire hydrants with approved water supply must be in service prior to building construction. *Hydrant locations on plans appear acceptable. Thank you.*
9. Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants, including 5” Storz fittings, with blue reflective hydrant markers to be provided in the roadways, located four inches off the centerline on the hydrant side of the road. *Noted.*
- 10. Future homes to be constructed may require residential sprinkler installation for a number of reasons, including: if homes are three or more stories tall, if fire flow from hydrants does not meet fire code requirements, if any part of homes is further than 200’ from the public road ROW with no hydrant provided on-site, or to mitigate access deficiencies. *Noted, thank you.***
11. Where residential fire sprinklers may be required the developer shall install a water service per Standard Plan 2-090-001 Full ¾” x 1” Meter Service. Under this plan a 1” tap is made at the water main and 1” piping is run to the 1” meter setter. If in the end a ¾” water meter will suffice then all that is required is to install two reducer bushings with the ¾” water meter. A single service tap should be used where sprinklers are required, not a double service installation. *Noted.*

12. Turnaround provision is required for dead-end access in excess of 150 feet long. The turnaround appears adequate for fire department use. *Noted, thank you.*
13. An adequate access route for fire apparatus must be in service prior to any building construction. *Noted.*
14. Access for firefighting operations along all sides of all buildings is required. A minimum 5' wide access is required for SF dwellings. All parts of building exteriors should be accessible for firefighting by an approved route around the building, and be within 150 feet of a minimum 20' wide fire apparatus access. *Noted.*
15. The city address committee will determine road names and address numbers for the lots. *Noted, thank you.*

Civil Plan Review – Kacey Simon

1. *Internal discussions have been had by Land Resolutions with the transportation department to determine that the road can end in a cul-de-sac and continuation to the east is not required.*
2. *A revised variance request has been submitted as part of this resubmittal package addressing the sidewalk on the north side of the new road and the substandard intersection radius at the northeast quadrant.*

Traffic Review – Jesse Hannahs

4. b. *The intersection has been updated to show two separated ADA curb ramps.*

Kim Bryant – Water Operations Supervisor

The blow off has been removed and the hydrant moved in its place. Services are shown to be tapped before the hydrant.

Thank you for your review of this resubmittal. We look forward to working with you towards project approval. If you have any questions regarding the resubmittal materials, please do not hesitate to contact me at jen@orcalandsurveying.com or 425-258-4438.

Thank you,



Jen Haugen